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VOORHEES TOWNSHIP PLANNING BOARD MINUTES JUNE 26, 2019\_\_\_\_\_\_\_\_

Mr. Fanelli called the meeting to order and stated that the meeting was being held in compliance with the “Open Public Meetings Act” and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift,

Ms. Sytnik, Mr. Schallenhammer , Mr. Kleiman, Mr. Brzozowski

Absent: Ms. Stroemel

Also present was Mr. Alen Arnautovic, Board Solicitor and Mr. Rakesh Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

NEW BUSINESS

SOUTH JERSEY INDOOR SPORTS CENTER, LLC

BLOCK 262; LOT 4

MINOR SITE PLAN

PC 19-006

It is announced that a letter from the applicant’s attorney, Mr. Frank Tedesco dated June 25, 2019 was received requesting an adjournment until the July 24, 2019 Planning Board meeting. It is also stated on the record that no further public notice will be given.

VALUMAX EXECUTIVE 3, LLC

BLOCK 160; LOT 1.03

CHANGE OF USE

PC 19-005

Appearing before the board was Mr. David DeClement, attorney and Mr. Brian Peterman, engineer.

Mr. DeClement states the applicant is seeking Change of Use approval for the property located at 2 Executive Drive.

Mr. Peterman testifies that the applicant recently purchased the building located at 2 Executive Drive, Block 160, Lot 1.03. The site is 9.67 acres and was previously the AFL Printing building. The vacant building has 18,000 square feet of office space and 94,000 square feet of warehouse space. The applicant currently has another facility in Allentown Pennsylvania.

The proposed use is warehousing/distributing disposable medical supplies such as gowns, lab coats, gloves and masks. There will only be dry goods and non- perishables. Mr. Peterman also testifies that it is intending to have one shift and a maximum of 6 employees. After some discussion the applicant seeks approval for a 6:00 AM to 6:00 PM shift.

Mr. Peterman states there are presently 100 parking spaces and 8 loading docks. There will be one truck delivery made per day. There are no proposed exterior changes. Mr. Peterman also states the applicant will clean up the site and has already re-paved the parking lot near the loading dock and is seeking to install exterior security cameras.

There is discussion regarding wetlands and if the site is environmentally sensitive area. Mr. DeClement states the intended use will not affect the current conditions. He also states the applicant will be utilizing 50% of the warehouse space and 50% of the office space. He also states there will be no outdoor storage.

Mr. DeClement introduces Exhibit A1 which is the business brochure and Exhibit A2 the Remedial Action Protectiveness/Biennial Certification dated May 28, 2019.

Mr. Peterman states the applicant is not proposing any additional signage with this application and will make use of the existing sign panel and will submit the proper permit applications. It is also stated the applicant is not seeking any relief from existing conditions.

Mr. DeClement states the applicant will comply with the Fire Department’s review letter dated June 24, 2019.

The Chairman opens the meeting up to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members.

Mr. Ravitz makes a motion to grant approval for the Change of Use application for Warehouse with Office for disposable medical supplies such as masks, gowns, and gloves for the property located at 2 Executive Drive with the following conditions /stipulations:

1. The applicant will comply with the Board Engineer’s review letter dated June 20, 2019.
2. The applicant will comply with the Fire Marshall’s review letter dated June 24, 2019.
3. The applicant will obtain proper permits and inspections.

Seconded by Mr. Schallenhammer. Motion carries by the following roll call vote:

AYES: Mr. Ravitz, Mr. Schallenhammer, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Mrs. Sytnik, Mr. Kleiman, Mr. Fanelli

NAYS: None

**Review and recommendation of an ordinance of the Township of Voorhees amending Chapter 152: Zoning Districts to add Section 152.161 entitled Affordable Housing District (AH) of the revised general ordinances of the Township of Voorhees**

The Board reviews the ordinance. After discussion the Planning Board found the ordinance to be substantially consistent with the Fair Share Housing Element of the Master Plan. Mr. Schallenhammer makes the motion to recommend in favor of the ordinance to Township Committee; seconded by

Mr. DiNatale. Motion carries by the following roll call vote:

AYES: : Mr. Ravitz, Mr. Schallenhammer, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mrs. Sytnik,

Mr. Kleiman, Mr. Fanelli

NAYS: Mr. Vandegrift

There being no further business before the board, Mr. Fanelli adjourns the meeting.

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Wendy Flite

Planning Board Secretary

Voorhees Township

Minutes prepared by Wendy Flite. The minutes are intended to reflect the basic comments and action. Verbatim transcripts of all electronic recordings can be available upon proper request and payment.